



FALCONER

PROPERTY CONSULTANTS

**2F PITT TERRACE,
STIRLING
FK8 2EZ**

TO LET/MAY SELL

- LEASE FROM £11,950 PER ANNUM
- OFFERS OVER £110,000
- 500 FT²
- PRIME CITY CENTRE LOCATION
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF FOOTFALL
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)

LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations and benefits from a superb location, allowing easy access by road and rail to all other major business centres throughout the country.

The city lies approximately 26 miles northeast of Glasgow and around 38 miles northwest of Edinburgh and provides access to 75% of Scotland's population within a 48 mile radius.

The subjects are located on the corner of Pitt Terrace and Wellgreen Road within the heart of Stirling City Centre. To the rear of the property is a multi storey car park whilst further parking is available nearby.

DESCRIPTION

The subjects comprise a ground floor retail unit within a two storey building.

Internally, the unit provides open plan retail area with rear w.c.

PROPOSAL

Lease from £11,950 per annum for a new FRI lease.

Offers over £110,000 are invited for the Heritable interest.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

46.45m²/500ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

RATING

Rateable value £11,700.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.




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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER
BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

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DISCLAIMER

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